

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON APRIL 5, 1961

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 9:30 a.m. on April 5, 1961. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph W. Lund	None
Rt. Rev. Msgr. F. J. Lally	
James G. Colbert	
Melvin J. Massueco	
Stephen E. McCloskey	

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at 9:30 a.m. on April 5, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

March 30, 1961

Title:

Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on March 30, 1961 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 5th day of April, 1961.

Kane Simonian  
Secretary

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Messrs. Conley and Logue were present at the meeting.

The Secretary read the minutes of the meeting of March 29, 1961.

On motion duly made and seconded\* it was unanimously

VOTED: to approve the minutes as read.

The Executive Director presented a copy of a Reimbursement Agree\*  
ment with the Metropolitan Transit Authority, which was discussed. On motion  
duly made and seconded, it was unanimously

VOTED: that the Authority enter into a Reimbursement Agreement  
with the Metropolitan Transit Authority for costs incurred by the Metropolitan  
Transit Authority in relocating conduits and cables in the West End redevelop-  
ment area, and that the Reimbursement Agreement as presented to the meeting  
be and hereby is approved.

VOTED: that the Chairman, Joseph W. Lund, be and he hereby is auth-  
orized to execute said Reimbursement Agreement to the Metropolitan Transit  
Authority in the form presented to this meeting.

(The foregoing Reimbursement Agreement is filed in the Document  
Book of the Authority as Document No. 136.)

The Executive Director presented an agreement for a Grant of Ease\*  
ment of land in the West End redevelopment area to the Metropolitan Transit  
Authority.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority grant an Easement of land in the West End  
redevelopment area to the Metropolitan Transit Authority, and that the Grant of  
Easement as presented to the meeting be and hereby is approved.

VOTED: that the Chairman, Joseph W. Lund, be and he hereby is  
authorized to execute and deliver said grant of easement to the Metropolitan  
Transit Authority in the form presented to this meeting.

(The foregoing Grant of Easement is filed in the Document Book of  
the Authority as Document No. 137.)

The Executive Director distributed copies of a letter from Charles  
River Park, Inc. requesting permission to place a sign on the Cambridge Street  
frontage advertising the development and availability of apartments.

On motion duly made and seconded, it was unanimously

VOTED: that permission be given to Charles River Park, Inc. to place  
a sign on the Cambridge Street frontage, subject to the condition that the location

and type of sign be approved by the Executive Director.

Quarterly Balance Sheets for all projects were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the filing of Requisition No. 7 for Capital Grant Progress Payment, West End project, and Requisition No. 5, Relocation Grant Progress Payment, West End project.

The Executive Director submitted bills from J. L. Hayden Associates for engineering services performed in the West End, which had been approved by Wallace Orpin, Chief Engineer.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment to J. L. Hayden Associates in the amount of \$4987.62 for services performed in the West End project.

Site Office reports were distributed.

On motion duly made and seconded, it was unanimously

VOTED: to authorize payment of \$872.50 to the Blanchard Printing Company for briefs prepared by Lyne, Woodworth & Evarts and Badger, Parrish, Sullivan and Frederick.

The Authority voted to acknowledge letter from Professor Anderson declining the invitation to serve on the Architectural Advisory Committee.

Planning Administrator Donald Graham was instructed to suggest an alternate.

The Executive Director informed the Authority that the Board of Appeal, City of Boston, had approved the request to use West End land for parking, subject to conditions as to fee charged for parking and future use of the land by the Massachusetts General Hospital and the Massachusetts Eye and Ear Infirmary.

On motion duly made and seconded, it was unanimously

VOTED: to instruct the General Counsel to contact the Board of Appeal and discuss the legality of the conditions or restrictions placed on the permit.

The Executive Director reported to the Authority on the proposed changes requested by Charles River Park, Inc. in Complex 1-A. The latest letter dated March 27th from Charles River Park was discussed. This letter contained specific information on the number of square feet and location proposed in the proposed changes. The Authority discussed the parking and circulation

problem as well as the economic aspects of doctors' offices, the restaurant, coffee shop and beauty salon in Complex 1-A.

On motion duly made and seconded, it was unanimously

VOTED: to approve the changes requested by Charles River Park, Inc. in the letter of March 27, 1961.

On motion duly made and seconded, it was unanimously

VOTED: pursuant to Paragraph G 3 of the Redevelopment Plan, to grant to Charles River Park "A", Inc. , the following variances in the restrictions and controls of the Redevelopment Plan with respect to Complex 1-A:

- !• Provision for 854 square feet in the tower building for medical office space. Provision of 23, 840 square feet for medical space in the slab building to be distributed as follows:  
  
the entire rentable area first floor and southerly half of the second and third floors with a separate entrance and lobby in the southern side of the building and a separate elevator which would serve the closed-off second and third floor offices;
- 2. Provision for a restaurant on the first floor of the tower building with access only from the lobby, containing approximately 3, 710 square feet, inclusive of restrooms, kitchen, ladies' and men's cloakrooms, etc. , with a 900 square foot rubbish and delivery area in the basement;
- 3. Provision for the coffee shop located in the southerly end of the basement in the slab building, containing approximately 2, 275 square feet, inclusive of kitchen, restrooms, storage, etc. ;
- 4. Provision for a beauty salon to occupy approximately 842 square feet, located in the mezzanine of the tower building over the air conditioning machinery. Entrance would be from the lobby only.

Mr. William Doe and Charles Doe of Patten's Restaurant and Doe Realty entered the meeting at this point and informed the Authority of their desire to build a \$4-5 million dollar office building on Parcel 2 in the Government Center area. The Authority discussed the matter with Messrs. Doe and decided that consultants for Doe Realty should contact the Authority's consultants and technical staff in order to further explore the matter.

Mr. Logue presented two proposals which had been obtained by Wallace Orpin for drafting services in connection with the Downtown North GNRP and Government Center projects from DeLeuw Gather & Company and Clarkeson Engineering Company.

Monsignor Lally made a motion, seconded by Mr. Massucco, that the Clarkeson Engineering proposal be accepted and the contract executed.

Mr. Lund, Monsignor Lally and Mr. Massucco voted in favor; Mr. Colbert and Mr. McCloskey stated they wished to be recorded as voting "present",

Mr. Logue presented three proposals for the preparation of an eminent domain taking map as follows: Harry R. Feldman, Inc., \$150,000; New England Survey, \$30-40,000; Henry F. Bryant & Son, \$9500.

On motion by Mr. Massucco, seconded by Monsignor Lally, it was unanimously

VOTED: to accept the proposal from Henry F. Bryant & Son and that the contract be executed.

Mr. Logue discussed the title work for the Government Center project and recommended that two contractors be engaged to perform the title abstracts, Mr. Logue recommended that Paul G. Counihan be authorized to do the title work from Chardon, Cambridge and Staniford Streets and that Judge Nyman Kolodny be authorized to perform the title work for the remainder of the Government Center area.

On the recommendation of the Development Administrator and on motion by Monsignor Lally, seconded by Mr. Massucco, it was unanimously

VOTED: to approve Paul G. Counihan as the title search contractor for the area between Chardon Street and Staniford Street, and Judge Nyman Kolodny as the title search contractor for the remainder of the Government Center area, and that contracts be executed with the above in accordance with the prevailing rates paid by the Authority and subject to the concurrence of the Urban Renewal Administration.

Mr. Logue requested authorization to appear before the Senate Subcommittee on the pending housing legislation.

On motion duly made and seconded, it was unanimously

VOTED: to authorize Mr. Logue to appear before the Senate Subcommittee on the pending housing and renewal legislation.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12:10 p.m.

Karl J. J. J. J.